



## FAQ

Answers to the most frequently asked questions are listed below, under various categories. Can't see your question? Please email Team Marius!

### What is the procedure for renting a property?

- I want to rent; how can I apply?

Start your digital registration by clicking on the 'Sign up' (Inschrijven) button. In the questionnaire you can fill in all the information, and this form also enables you to select the apartments you prefer.

*Step 1:* Start your registration by clicking on the "Sign up" (Inschrijven) button. Fill in all requested information. We will perform an initial screening for a first selection. If you meet all the criteria, you will receive your own login so you can create your own account, called an IDD. You can also upload all your required documents via this account.  
NB: You must also provide the details of your partner or co-tenant.

*Step 2:* Click "Send". Team Marius will then start working on your registration. Please note that apartment allocation is done with care and may therefore take some time.

*Step 3:* You will be informed as soon as Team Marius assigns an apartment to you. Once the rental terms and conditions have been agreed by both parties, a rental agreement will be drawn up. This agreement will be digitally signed by both parties.

*Step 4:* Once the delivery date is known, you will be invited for handover of the premises. We will meet at your new home and the key will be handed to you. After preparatory steps have been completed the information about delivery will be sent to you.

- Are there any registration fees?

Registration at [Hureninmarius.nl](https://hureninmarius.nl) is completely free.

- Are all apartments advertised online?

All the apartments available in phase 2 can be found online. On the website you can also see exactly which apartments are still available, already taken under option, or rented out.

### What are the rental conditions?

A number of conditions must be mutually agreed on when concluding the rental agreement. See below for the minimum requirements imposed by Team Marius.

- Do I have to pay a deposit?

By entering into the rental agreement, a deposit of at least twice the basic monthly rent + parking costs + service costs are required. This deposit may be increased, based on your details.



- Is there a minimum rental period?  
The leases are for an indefinite period of time with a minimum period of 12 months. The lease contracts can be terminated after the minimum rental period. A notice period of 1 calendar month then applies.
- Can I rent an apartment for a shorter period?  
Yes! Various apartments in Phase 2 are offered fully furnished and are available for a minimum rental period of 2 months. Check the website for apartments to which this applies. Please note: rental rates for these apartments differ from regular rentals.
- From what date can I rent a property?  
Apartments will be delivered for rental in phases. The second phase is expected to be completed by mid-September. The rental agreement will start from that date and you will then be the new occupant of your apartment.

### How are apartments allocated?

- How are apartments allocated?  
Team Marius will assess all applications to determine which candidates are most suitable. The allocation decision is always subject to the landlord's approval.
- If I have registered and I meet all the requirements, am I guaranteed an apartment?  
It is possible that there are several suitable candidates for the same apartment. The selection is made on the basis of the most suitable file and "first come, first serve." Note: Ultimately, the landlord is authorized and reserves the right to allocate an apartment to any suitable candidate.

### What are the qualification requirements?

- What income requirements do I have to meet?  
The following income requirements for apartment rental are a guideline:  
You must provide proof of a fixed, gross, monthly income of approx. 3.5 times the monthly rent + parking costs. Holiday allowance, a '13th month' and fixed bonuses may be included.
- I have assets, do they count?  
10% of the value of your assets may be added to the income amount. A tailor-made agreement is also possible. This can be done, for example, on the basis of a higher deposit.
- Can I rent with another person who is not my partner?  
Yes, Marius is also suitable for sharing. The second income will be counted for half, with the highest income counting in full and the lowest income counting for half.



- Which documents do I need to submit?  
Your online IDD shows exactly which documents are required from you and, if applicable, your co-tenant. The following are in any event required:
  - 3 recent payslips
  - Employer's declaration
  - Copy of ID (NB! Protect your privacy by shielding your ID. Use the app provided by the government. This can be downloaded to your phone.)
  - If you will be vacating another rental property you will need to provide a statement by your current landlord.
  
- Can I rent under a guarantee?  
Yes, you can rent under a guarantee. Both the tenant and the guarantor must sign the lease and each party is individually responsible for all (financial) obligations. The guarantor must also provide its details so that Team Marius can screen the guarantor.
  
- When will the apartment be delivered for occupation?  
Preparation of Marius for rental is fully underway. Delivery to tenants will take place in 2 phases. The first phase was delivered at the beginning of June. The second phase will be delivered by mid-September.

### **Are social rental properties also available?**

Yes, Marius has several apartments for rent that fall into the social housing sector. These are the apartments with a rent lower than € 737,41 per month. Different income rules apply to these apartments.

- How can I apply for a social rental home?  
In addition to the income requirements that the landlord sets, the government sets requirements to be eligible for a social rental home. The government has determined a maximum income. More information about this can be found on [www.hureninhollandrijnland.nl](http://www.hureninhollandrijnland.nl).

NB: You also have to meet a minimum income for social rental: at least 3x the rental price + service costs + parking costs.

- Can I apply for rent subsidy?  
The government rent subsidy depends on your personal situation. For more information and to determine whether your situation qualifies for rent subsidy please go to [www.toeslagen.nl](http://www.toeslagen.nl).

### **Rents and service charges**

- Are there service charges, in addition to the rental amount?  
There are service charges in addition to the rental amount. These charges are for maintenance and cleaning of the building, advance payments for heating and electricity, etc. Following registration, the amount of service charges per apartment can be seen on the website, [Hureninmarius.nl](http://Hureninmarius.nl).



- What further costs do I have to take into account?  
Each apartment has a parking space. All tenants pay a contribution of € 50,- per month per apartment for this provision. There will also be additional costs related to warm and cold water, heating, and electricity.

## Everything you want to know about the building and your apartment

- What facilities are there in the complex?  
Marius has several common areas - such as lounges, gym & yoga areas, a clubhouse, flexible workplaces, a coffee/tea corner and private meeting rooms. Wi-Fi is available in the common areas.
- What outdoor facilities does the complex provide?  
Marius has a beautiful, landscaped garden with several terraces, and there are communal BBQs. There are also communal bicycle parking facilities and parking spaces for cars.

## What will my new home look like?

- When can I view my new home?  
Marius is a large renovation project, so the apartments will only be ready for viewing when they are delivered for occupation. Unfortunately, it is not possible to visit the apartment before you receive the key to your new home. Choice of apartment is made on the basis of the online information provided on our website.
- How are walls finished?  
The walls are finished with glass-fibre wallpaper and are expertly painted in a white colour scheme.
- How is the floor finished?  
The floors are finished with laminated flooring in a neutral colour scheme.
- Can I choose my own bathroom or kitchen fittings?  
The bathrooms and kitchens are delivered fully finished. This means that tenants do not have to carry out any work and can move into the apartment immediately after delivery.
- What equipment is there in the kitchen?  
The apartments are delivered with a fully-equipped kitchen fitted with dishwasher, fridge-freezer, oven, etc.
- Does the apartment have a separate storage room?  
Most of the apartments have a separate storage room. You can find this information on the website once registration has commenced.
- Are there lifts in the building?  
Marius has several lifts. This makes the complex very accessible for disabled and elderly people.



- Is it permitted to paint the walls?  
All walls are delivered fully finished and painted white. As new resident at Marius, you don't have to paint anything yourself. However, if you want a different colour you can paint the walls. NB: On vacating the apartment you must deliver it with the walls professionally painted in the identical white.
- Can I attach exterior sun blinds to the facade?  
Marius is a heritage building. This means that no alterations may be made to the exterior of the building. Exterior sun blinds are therefore not allowed.
- Do all apartments have their own outdoor area?  
Marius comprises 107 apartments. As Marius is an existing building at an existing location, it has not been possible to provide all apartments with a private outdoor space. Instead, Marius offers several communal terraces and a beautifully laid out garden.
- What height are the ceilings?  
Marius is a historical monument and an existing building. The layouts of the apartments are almost all different and the height of the ceilings also differs per apartment.
- Are there any furnished apartments?  
There are 13 furnished apartments that can be rented for a minimal of 2 months. These can be found through our website or via Rentalvalley.com

### Other questions?

- I have pets, are they allowed?  
Pets are allowed at Marius. Marius even has a dog washing area. NB: your pet is welcome as long as it is not a nuisance.
- My question is not listed here!  
If we haven't answered your question above please email Team Marius at [info@hureninmarius.nl](mailto:info@hureninmarius.nl) and we will answer any further questions as best as we can.